



City of Seattle

Department of Planning and Development  
Diane M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3012103  
**Applicant Name:** Melody Saucedo  
**Address of Proposal:** 9412 Leroy Pl S

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into two parcels of land in an environmentally critical area. Proposed parcel sizes are: Parcel A) 8,279 sq. ft. and B) 7,736 sq. ft.

The following approval is required:

**Short Subdivision** - to subdivide one existing parcel into two parcels pursuant to Seattle Municipal Code (SMC) 23.24

**SEPA - Environmental Determination** pursuant to SMC 25.05

**SEPA DETERMINATION:** ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS  
☐ DNS with conditions  
☐ DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

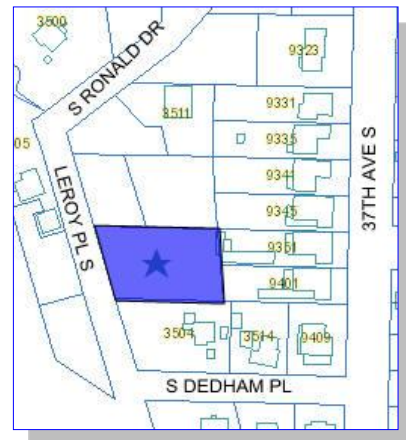
**BACKGROUND DATA**

Zoning: SF 7200.

Use(s) on Site: Vacant.

**Site and Area Description**

The 16,016 square-foot site is located in a Single Family (SF 7200) zone with a 7,200 square foot minimum lot size. The mid-block site is located on Leroy Pl S between S Dedham Pl and S Ronald Dr. The site slope rises from the west property line to the east property line approximately 30 feet. The site is located in an Environmentally Critical Area (ECA) due to the presence a Steep Slope that is overlaying the site<sup>1</sup>.



<sup>1</sup> A subcategory of a Geologic Hazard Area.

The site includes slopes greater than 40%, but the proposal has received an exemption from the steep slope development standards under DPD Project 6293266. Under this exemption, future ECA review will be required for subsequent building permit applications. DPD will waive the required ECA Steep Slope Variance associated with future development of the property. Future building permit approvals will require a design that demonstrates that future development of the site will be completely stabilized in accordance with provisions of the ECA regulations. All other ECA Submittal, General, and Landslide-Hazard, and development standards still apply for future development.

Properties surrounding the site are all zoned SF 7200 and all include single family residential development. The site is vacant. The street frontage doesn't include curbs, gutters, sidewalks, or planting strips.

#### Public Notice and Comment Period

Public notice of the project application was given on September 22, 2011 and the comment period ended on October 5, 2011. The Land Use Application file is available for review at the Public Resource Center located at 700 5<sup>th</sup> Ave, Ste 2000 (<http://seattle.gov/dpd/PRC/LocationHours/default.asp>).

#### ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat.

*1. Conformance to the applicable Land Use Code provisions;*

The subject property's zone (SF 7200) is intended for single family residential development. The lots created by this proposed division of land would conform to this requirement and all applicable development standards of the SF 7200 zoning district. The proposed lots meet the requirement for at least 7,200 square feet in size. The proposed parcels (8,279 and 7,736 square feet) would provide adequate buildable area to meet applicable Land Use Code development standards.

*2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*

The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access, subject to future development meeting Seattle Fire Code requirements. Seattle City Light does not require an easement in order to provide service.

*3. Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle.

Water service availability is subject to requirements noted in Seattle Public Utilities — Water Availability Certificate #20110818 was issued on September 22, 2011.

The DPD drainage reviewer noted there is an eight inch diameter sanitary sewer main in Leroy Pl S. adjacent to the property. A special sewer connection charge will have to be paid prior to issuance of a side sewer permit for connecting the proposed parcels to the sewer main. Storm water from any future development will be discharged on site. There are no recommended sewer or drainage conditions prior to recording of the short plat.

The proposal meets this criterion, subject to the conditions listed below.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal.

The public use and interest would be served by this proposal because additional opportunities for single family residences would be provided within the City limits as a result of this subdivision. Furthermore, upon completion of the conditions in this decision, the proposal would meet all applicable criteria for approval of a short plat.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

The site is not located in a riparian corridor, shoreline habitat, shoreline habitat buffer, wetland, wetland buffer, as demonstrated through surveys and reports. The proposal is not subject to steep slope development standards of SMC 25.09.180 B.2.b. because the 'steep slope' areas appear to have been created by previous grading activities associated with street improvements.

6. *Is designed to maximize the retention of existing trees;*

The survey identifies existing trees on proposed Parcel A and proposed Parcel B. Parcel A — has one 8" Black Cottonwood located outside the front, rear and side setbacks, have the potential of being removed with development of the lot. Parcel B — has 12 Bigleaf Maples from 12" to 17" in diameter that are located outside the front, rear and side setbacks, have the potential of being removed with development of the lot.

Future development of the lots will require that trees meet the development standards in place when building permits are applied for. Currently this may be met through using either the tree preservation option of tree planting option set forth in Seattle Municipal Code (SMC) 23.44.008 I.

In consideration of the future single family residences and the required minimum lot size of 7,200 square feet, the proposed plat has been designed to the extent possible to maximize trees. Therefore the proposal meets this short plat criterion.

### Summary - Short Subdivision

Based on information provided by the applicant, referral comments from the Department of Planning and Development (DPD), Seattle Water Department (SWD), Fire Department (SFD), and Seattle City Light (SCL), and review by the Land Use Planners, the above-cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards set forth in the Land Use Code, and are consistent with applicable development standards. This short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal will be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal is compliant with SMC 25.09.240. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

### **DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

### **ANALYSIS - SEPA**

Due to the presence of steep slope environmentally critical areas, the application is subject to SEPA review. SMC 25.05.908 provides that the scope of environmental review of projects within critical areas shall be limited to: 1) documenting whether the proposal is consistent with the City's Environmentally Critical areas (ECA) regulations in SMC 25.09; and 2) evaluating potentially significant impacts on the critical area resources not adequately addressed in the ECA regulations. This review included identifying additional mitigation measures needed to protect the ECA in order to achieve consistency with SEPA and other applicable environmental laws.

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated August 11, 2011. The information in the checklist, supplemental information provided by the applicant and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority. The Overview Policy states in part: *"where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation"* (subject to some limitations). Under certain limitations/circumstances (SMC 25.05.665 D 1-7) mitigation can be considered.

## **DECISION - SEPA**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2c.

## **SHORT SUBDIVISION - CONDITIONS**

### **Prior to the Issuance of a Building Permit**

1. Water service availability is subject to the requirements noted in Seattle Public Utilities — Water Availability Certificate # 20110818 was issued on September 22, 2011.
2. The DPD drainage reviewer noted there is an eight inch diameter sanitary sewer main in Leroy Pl S. adjacent to the property. A special sewer connection charge will have to be paid prior to issuance of a side sewer permit for connecting the proposed parcels to the sewer main. Storm water from any future development will be discharged on site. There are no recommended sewer or drainage conditions prior to recording of the short plat.
3. Future ECA review will be required for building permit applications. DPD will waive the required ECA Steep Slope Variance associated with future development of the property. Building permit approvals will require a design that demonstrates that future development of the site will be completely stabilized in accordance with provisions of the ECA regulations. All other ECA Submittal, General, and Landslide-Hazard, and development standards still apply for future development.

## **SEPA - CONDITIONS**

None.

Signature: (signature on file)  
Colin R. Vasquez, Senior Land Use Planner  
Department of Planning and Development

Date: November 14, 2011